

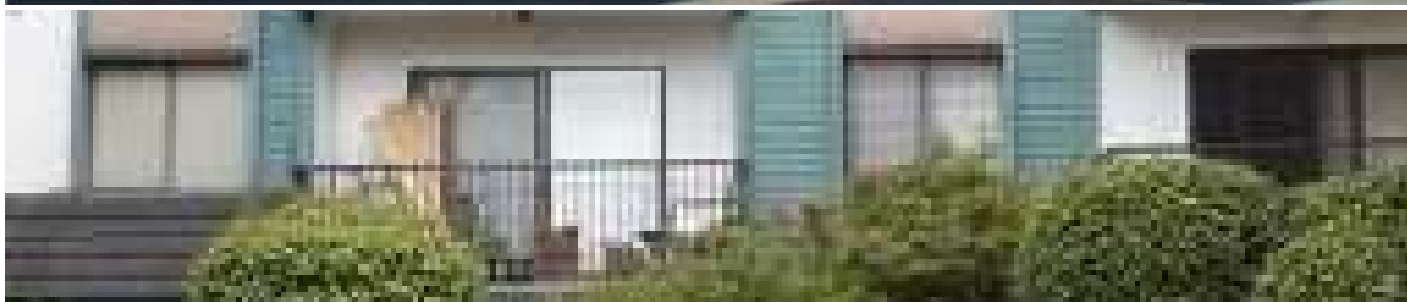
BUILDING BROCHURE

EMPIRE PLACE

5450 Empire Dr. · Burnaby, BC V5B 1N4 · Capitol Hill BN



Scan to view online



2 FOR SALE
FROM \$445,000

12-MO SOLD TREND
29

Unit Mix

1 Bedroom

9 units
612 – 710 sf
from \$249,900

2 Bedroom

6 units
844 – 935 sf
from \$397,000

For Sale in Empire Place & Complex

2 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$475,000	2 / 2	870 sf	\$546	313 5450 EMPIRE DRIVE
\$445,000	2 / 2	870 sf	\$511	313 5450 EMPIRE DRIVE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$400,000	1 / 1ba	628 sf	\$637	2024-11-28
\$500,000	2 / 2ba	924 sf	\$541	2024-10-17
\$412,500	1 / 1ba	612 sf	\$674	2023-08-14
\$409,990	1 / 1ba	621 sf	\$660	2023-02-13

Value & Financing

Price Positioning

\$529 /sq ft

Active listings here average **\$529/sf** vs **\$920/sf** across Capitol Hill BN.

42% below area average

Mortgage Snapshot

\$2,131 /mo

Entry price (from) **\$445,000**

20% down payment **\$89,000**

Rate / amortization **5.24% · 25 yr**

Estimate only — not a lending offer. Rate illustrative; confirm with your mortgage advisor.

YEAR BUILT 1974	LEVELS 4	SUITES 39	CONSTRUCTION Frame - Wood
EXTERIOR Wood	TITLE TO LAND Freehold Strata	STRATA PLAN NWS246	MANAGEMENT Crossroads Management Ltd.

Overview

Empire Place - 5450 Empire Drive, Burnaby, BC V5B 1N4, Canada. Strata Plan NWS246 - located in Capitol Hill area of Burnaby North, near the crossroads Empire Drive and Hastings Street. The Empire Place is steps away from Dynes Park and George Green Park. Walking distance to Fellburn Care Centre, Kensington Tennis Courts, Baseball Field, Skating Ring, Burnaby North Secondary, Kensington Children's Walk-in Clinic, Alpha Secondary and Dolphin Cinema and Confederation Park. There are a lot of restaurants in the neighbourhood that you can choose from for your dinner. Villa Bella Ristorante, Domenico's, Sushi Town, Subway, Peking, Anducci's and ABC Country are only few to name. Safeway in a short stroll from the complex. The bus stops at the doorsteps. The skytrain station is a couple of blocks away. The complex has an easy access to Trans-Canada Hwy1. The Empire Place was built in 1977. It has frame-wood construction and four levels. There are 39 units in development and in strata. Two pets are allowed. Rentals are permitted with some restrictions. The features are elevator and shared laundry. Most homes offer spacious floor plans, laminate floors, great balcony and storage. Some units have stainless steel appliances, hardwood floors, modern designer backsplashes and custom cherry wood cabinets.

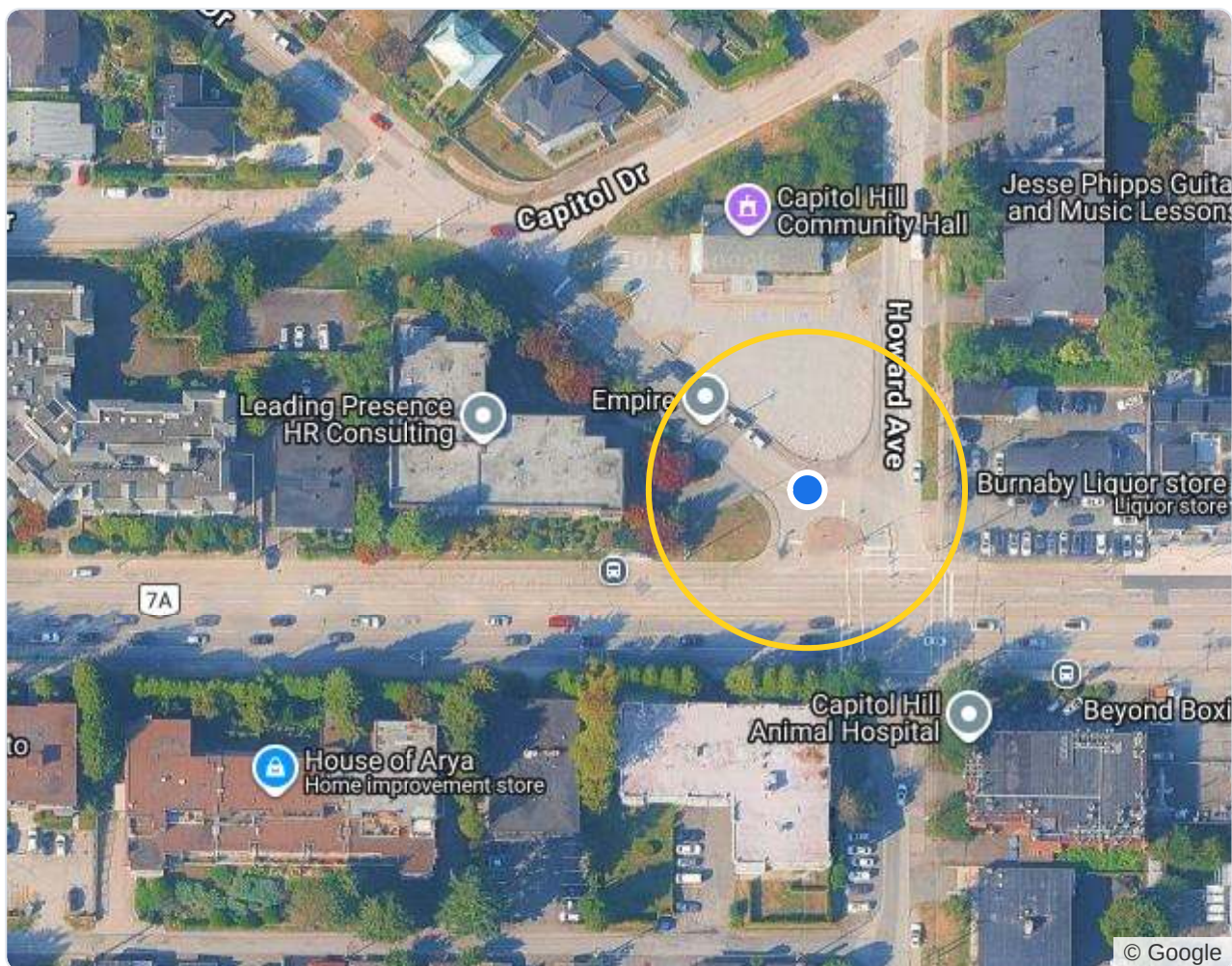
Amenities & Features

- | | |
|------------|------------------|
| ✓ Elevator | ✓ Shared Laundry |
|------------|------------------|

Maintenance Fees Include

- | | |
|-------------|------------------|
| ✓ Caretaker | ✓ Garbage Pickup |
| ✓ Gardening | ✓ Heat |
| ✓ Hot Water | ✓ Management |

Location



Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

📞 604 671 7000 · ✉️ les@6717000.com · bccondos.net



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